

SPECIAL MEETING
November 10, 2005

A Special Meeting of the Annapolis City Council was held on November 10, 2005 in the Council Chamber. Alderman Tolliver called the meeting to order at 7:08 p.m.

Present on Roll Call: Aldermen Hammond, Tolliver, Cordle, Cohen, Alderwoman Carter

Mayor Moyer, Aldermen Kelley, Fox and Alderwoman Hoyle were absent.

Staff Present: Assistant City Attorney Hudson

PUBLIC HEARINGS

Rodgers - Annexation

- Without objection the public hearing on R-8-05 and 0-13-05 were held jointly.

R-8-05 For the purpose of annexing into the boundaries of the City of Annapolis certain property which is contiguous to the existing boundary of the City and is located on the easterly side of Bembe Beach Road where it is intersected by Edgewood Road, and matters generally related to said annexation.

O-13-05 For the purpose of establishing a zoning classification R3, General Residence District, for certain property which is contiguous to the existing boundary of the City, is west of the Chesapeake Bay and east of the intersection of Edgewood Road and Bembe Beach Road, and is owned by Theo C. Rodgers, Trustee of William L. Adams, Parlett L. Moore, Jr., and Sarah Ceasar (collectively the "Petitioner"); and all matters relating to said zoning map amendment.

Planning and Zoning Director Arason gave a brief presentations on R-8-05 and 0-13-05 and answered questions from Council.

Alan Hyatt, Esq., 1919 West Street, Annapolis, Maryland 21401, representing Petitioners Theo C. Rodgers, Parlett L. Moore, Jr., and Sarah Ceasar spoke in favor of R-8-05 and 0-13-05 and entered the following into the record:

Exhibit #1: Rodgers Property Annexation City Council Exhibits A - I

Exhibit #2: Affidavit - C.D. Meekins & Associates, Inc.

Exhibit #3: Qualifications of Gary T. Westholm

Exhibit #4: Westholm & Associates, LLC

Exhibit #5: Shepard Tullier, AICP., Background Summary

Exhibit #6: Rodgers Petition

Exhibit #7: Annapolis Neck Small Planning Area - Map

Present and testified on behalf of the application:

Gary T. Westholm, 150 South Street, Annapolis, Maryland 21401

Shepard Tullier, 1982 Moreland Parkway, Annapolis, Maryland 21401

Tony Rodgers, 1040 Park Avenue, Suite 300, Baltimore, Maryland 21201 representing "Rodgers Group"

Spoke on the ordinance:

Parlett L. Moore, 7131 Bembe Beach Road, Annapolis, Maryland 21403
Bruce Holly, 3260 Harness Creek Road, Annapolis, Maryland 21403

Spoke in favor of the ordinance:

William F. Pearson, 38 Maryland Avenue, Annapolis, Maryland 21401
Anastasia Hopkinson, 1036 Harbor Drive, Annapolis, Maryland 21403

Spoke in opposition to the ordinance:

Earl Bradley, 1705 Broadlee Trail, Annapolis, Maryland 21401 representing Sierra Club
Forrest E. Mays 2646 Mas-que Farm Road, Annapolis, Maryland 21403
A. Scott Mobley, 87 Tarragon Lane, Edgewater, Maryland 21037
Drew Koslow, 6 Herndon Avenue, Annapolis, Maryland 21403 representing South River Federation
David Humphreys, 8 Decatur Avenue, Annapolis, Maryland 21403
Gerald Barry, 1505 Gordon Cove Drive, Annapolis, Maryland 21403
Jeff Ross, 1503 Gordon Cove Drive, Annapolis, Maryland 21403
Derek J. Watridge, 3027 Aberdeen Road, Annapolis, Maryland 21403
Philip Dales, 1011 Pine Crest Drive, Annapolis, Maryland 21403
Frank Bradley, 815 Parkwood Avenue, Annapolis, Maryland 21403
Ted Sheppard, 121 West Bay View Drive, Annapolis, Maryland 21403

No one else from the general public spoke in favor of or in opposition to the ordinance.

- Alderman Tolliver accepted into the record a Memorandum with attachments to the Annapolis City Council from the Planning Commission dated 10/20/05, and Memoranda from Jon Arason, Director, to the Planning Commission dated 8/29/05.
- Alderman Tolliver declared the public hearing closed.

The meeting was recessed at 9:23 p.m. and reconvened at 9:30 p.m.

- Without objection the public hearing on R-12-05 and O-16-05 were held jointly.

Katherine Properties Annexation

- R-12-05** For the purpose of annexing into the boundaries of the City of Annapolis 179.6581± acres of property commonly referred to as the Katherine Properties which is contiguous to the existing boundary of the City and is generally located southwest of the intersection of Forest Drive and Spa Road; and matters generally related to said annexation.
- O-16-05** For the purpose of establishing zoning classifications of R1-A, Single Family Residence, and R-3, General Residence District, for 179.6581± acres of property, referred to as Katherine Properties, which is contiguous to the existing boundary of the City and is generally located southwest of the intersection of Forest Drive and Spa Road; and all matters relating to said zoning map amendment.

Planning and Zoning Director Arason gave a brief presentations on R-12-05 and O-16-05 and answered questions from Council.

Alan Hyatt, Esq., 1919 West Street, Annapolis, Maryland 21401, representing Petitioner Janet K. Richardson-Pearson, Katherine Properties, Inc., and Katherine Properties, LLC spoke in favor of R-12-05 and O-16-05 and entered the following into the record:

Exhibit #1: Katherine Properties Annexation City Council Exhibits A - I

Exhibit #2: Affidavit - Sigma Engineering, Inc.

Exhibit #3: Qualifications of Gary T. Westholm

Exhibit #4: Westholm & Associates, LLC

Exhibit #5: Shepard Tullier, AICP., Background Summary

Exhibit #6: Katherine Properties Annexation Petition

Present and testified on behalf of the application:

Janet K. Richardson-Pearson, 2625 Mas-que Farm Road, Annapolis, Maryland 21403

Gary T. Westholm, 150 South Street, Annapolis, Maryland 21401

Shepard Tullier, 1982 Moreland Parkway, Annapolis, Maryland 21401

- Alderman Cordle moved to continue the Public Hearing. Seconded. CARRIED on voice vote.

Spoke in favor of the ordinance:

Michael Van Geertruy, 1230 Gemini Drive, Unit E, Annapolis, Maryland 21401

Spoke in opposition to the ordinance:

Forrest E. Mays 2646 Mas-que Farm Road, Annapolis, Maryland 21403

Bruce Holly, 3260 Harness Creek Road, Annapolis, Maryland 21403

Jessica Farrar, 9 Romar Drive, Annapolis, Maryland 21403

Gary Murray, 513 Ferry Point Road, Annapolis, Maryland 21403

Philip Dales, 1011 Pine Crest Drive, Annapolis, Maryland 21403

Paul Volkman, 405 Beards Dock Crossing, Annapolis, Maryland 21403

Drew Koslow, 6 Herndon Avenue, Annapolis, Maryland 21403

A. Scott Mobley, 87 Tarragon Lane, Edgewater, Maryland 21037

Earl Bradley, 1705 Broadlee Trail, Annapolis, Maryland 21401 representing Sierra Club

No one else from the general public spoke in favor of or in opposition to the ordinance.

- Alderman Tolliver accepted into the record a Memorandum with attachments to the Annapolis City Council from the Planning Commission dated 10/20/05, and Memoranda from Jon Arason, Director, to the Planning Commission dated 8/29/05.
- Alderman Tolliver declared the public hearing closed.
- Alderman Hammond moved to require R-16-05 be added to the agenda for

a vote on November 14, 2005. Seconded. CARRIED on voice vote.

- Alderman Hammond required that the proposal in response to the RFP from Site Realty for the Markethouse Lease be put in the Alderman's mail boxes by close of business on Monday. Seconded. CARRIED on the voice vote.

Upon motion duly made, seconded and adopted, the meeting was adjourned at 11:17 p.m.

Regina C. Watkins-Eldridge, CMC
Acting City Clerk